

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
S/S Tudsbury Rd, 1640' NW of
c/l Rolling Rd., (2 Hedges * ZONING COMMISSIONER
Path) (Rolling Wind Townhouses)
2nd Election District * OF BALTIMORE COUNTY
1st Councilmanic District
Questar Homes, Inc. * CASE No. 96-139-SPH
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the property generally known as No. 2 Hedges Path, within that subdivision known as Rolling Wind near the Woodlawn section of Baltimore County. Special Hearing relief is requested to approve the Second Amended Partial Development Plan for Rolling Wind Townhouses, Phase 3. The Petition is filed by Questar Homes, Inc., property owners, through John B. Colvin, Vice President. The subject property is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case was the John B. Colvin, Vice President of Questar Homes, Inc., and Vincent Moskunas, of M & H Development Engineering, Inc. The Petitioner was represented by Stuart D. Kaplow, Esquire. There were no Protestants or other interested persons present.

Uncontradicted testimony and evidence presented on behalf of the Petitioner is that the subject property shows but a small part of the overall development of this tract as a residential community. The property is zoned O-2 and is approximately 24.3 acres. The amendment at issue relates to a re-orientation of the building envelopes on the cul-de-sac known as Hedges Path. In this regard, Mr. Kaplow indicated that the plan originally showed the buildings oriented in a parallel fashion fronting Hedges Path Court.

ORDER RECEIVED FOR FILING

Date

11/22/95

By

11/22/95

Due to soil conditions which limit the area of building, the Petitioner has re-oriented the buildings so as to be perpendicular to one another. This re-orientation preserves all necessary buffers and setbacks and relocates the building on soils which will more accommodate the construction.

Zoning Plans Advisory Committee (ZAC) comments were generally favorable to the request. The Office of Planning and Zoning indicated within its comment that it supports the project. The Development Plans Review Division does not oppose the request so long as a 22 ft. minimum access point is provided. The site plan shows that the access point will be 22 ft. 10 inches.

Based upon the testimony and evidence presented at the hearing, all of which is uncontradicted, I am persuaded to grant the Petition for Special Hearing. It is clear that the amendment will not cause any detrimental impact on the surrounding locale. To the contrary, the amendment will serve to protect and preserve the necessary buffers and is environmentally sensitive.

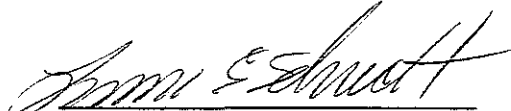
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of November, 1995 that, pursuant to the Petition for Special Hearing, approval to amend the Second Amended Partial Development Plan for Rolling Wind Townhouses, Phase 3, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for

returning, said property to its original condition.

LES:mmn


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

ORDER RECEIVED FOR FILING
Date 11/22/95
By Mr. Gooch

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 21, 1995

Stuart D. Kaplow, Esquire
5125 Roland Avenue
Baltimore, Maryland 21210

RE: Case No. 96-139-SPH
Petition for Special Hearing
Questar Homes, Inc. , Petitioner

Dear Mr. Kaplow:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restriction, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
encl.

cc: Mr. John B. Colvin, Vice President, Questar Homes, Inc.
cc: Mr. Vincent Moskunas, President, M & H Development Engineering





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #2 HEDGES PATH

96-139-SPH

which is presently zoned O-2

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

THE SECOND AMENDED PARTIAL DEVELOPEMENT PLAN FOR ROLLING WIND TOWNHOUSES PHASE 3.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

STUART D. KAPLOW

(Type or Print Name)

Signature

5125 ROLAND AVENUE (410) 435-5623

BALTIMORE, MD 21210

City State Zipcode

Legal Owner(s):

QUESTAR HOMES, INC.

(Type or Print Name)

BY:

Signature

JOHN B. COLVIN, VICE PRESIDENT

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

STUART D. KAPLOW
5125 ROLAND AVENUE

Name

BALTIMORE, MD 21210 435-5632

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

9/27/95

339-3910

M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204

Towson Office
Malcolm E. Hudkins
Registered Surveyor
Phone 828-9060

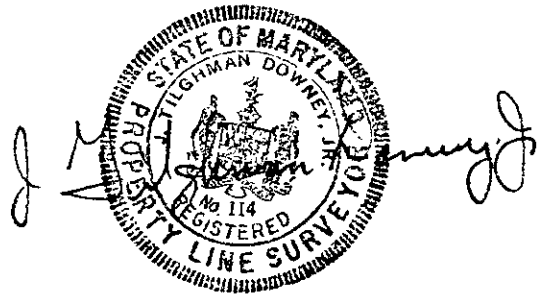
SEPTEMBER 26, 1995

96-139-SPH

DESCRIPTION FOR SPECIAL HEARING TO AMENDED
THE 1ST. AMENDED PARTIAL DEVELOPMENT PLAN
FOR, "ROLLING WIND TOWNHOMES" PLAN 3

BEGINNING for the same on the south side of Tudsbury Road, 70 foot right of way 1,640 feet more or less northwesterly from the center line of Rolling Road, 70 foot right of way thence S 25° 09' 30" W, 270.00 feet; thence N 64° 50' 30" W, 150.00 feet; thence N 25° 09' 30" E, 230.00 feet; thence N 26° 12' 59" E, 39.98 feet to Tudsbury Road; thence S 64° 50' 30" E, 150.00 feet to the POINT OF BEGINNING, containing 0.93 acres of land more or less.

Being part of that tract or parcel of land recorded in the Land Records of Baltimore County in LIBER 10031/001.



J. Tilghman Downey, Jr.

#139

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #88-189-SFH
(Item 189)

2 Hedges Path
(Rolling Wind Townhouses,
Phase 3)
S/S Tudorbury Road, 1640'
NW of c/ Rolling Road
2nd Election District
1st Councilmanic
Legal Owner(s):
Questar Homes, Inc.

Special Hearing: to approve
the Second Amended Partial
Development Plan for Rolling
Wind Townhouses, Phase 3.

Hearing: Monday, November
13, 1985 at 9:00 a.m. in Rm.
118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Call 887-3853.
(2) or information concern-
ing the file and/or hearing,
Please Call 887-3881.

10/209 Oct. 19.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/23, 19 95

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 10/19, 1995.

THE JEFFERSONIAN,

A. H. Enickson
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

DATE 9/27/95 ACCOUNT 01-615

Item: 139

By: TRDIL

AMOUNT \$285.00

96-139-SPH

RECEIVED
FROM:

Stuart Kaplan (Restor Homes) #2 Helges Path
(Rolling Woods)

040 - Sp. Henry 12 FDP - \$250.00
080 - 1 sign - \$35.00
\$285.00

FOR:

63403#0049#ICHRC

\$285.00

SA 0003:11P409-27-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

A handwritten signature in cursive script, reading "Arnold Jablon".

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 139

Petitioner: Questar Homes, Inc.

Location: # 2 Hedges Path

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Stuart D. Kaplow

ADDRESS: 5125 Roland Avenue

Balto. MD 21210

PHONE NUMBER: (410) 435-5623

TO: PUTUXENT PUBLISHING COMPANY

October 19, 1995 Issue - Jeffersonian

Please forward billing to:

Stuart D. Kaplow, Esq.
5125 Roland Avenue
Baltimore, MD 21210
435-5623

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-139-SPH (Item 139)
2 Hedges Path
(Rolling Wind Townhouses, Phase 3)
S/S Tudsbury Road, 1640' NW of c/l Rolling Road
2nd Election District - 1st Councilmanic
Legal Owner: Questar Homes, Inc.

Special Hearing to approve the Second Amended Partial Development Plan for Rolling Wind Townhouses, Phase 3.

HEARING: MONDAY, NOVEMBER 13, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 12, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-139-SPH (Item 139)
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Legal Owner: Questar Homes, Inc.

Special Hearing to approve the Second Amended Partial Development Plan for Rolling Wind Townhouses, Phase 3.

HEARING: MONDAY, NOVEMBER 13, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Stuart D. Kaplow

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 7, 1995

Stuart D. Kaplow, Esquire
5125 Roland Avenue
Baltimore, MD 21210

RE: Item No.: 139
Case No.: 96-139-SPH
Petitioner: Questar Homes, Inc.

Dear Mr. Kaplow:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 27, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W.C.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

October 19, 1995

Environmental Impact Review

JLP:BK:sp

ROLLING/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Oct. 18, 1995
 Zoning Administration and Development Management

FROM: *pub* Robert W. Bowling, P.E., Chief
 Development Plans Review Division

RE: Zoning Advisory Committee Meeting
 for October 16, 1995
 Item No. 139

The Development Plans Review Division has reviewed the subject zoning item. The proposed points of access shall be 22 feet wide out-bound each.

RWB:sw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: October 11, 1995

FROM: Pat Keller, Director, OP

SUBJECT: 2 Hedges Path

INFORMATION:

Item Number: 139

Petitioner: Questar Homes, Inc.

Property Size: _____

Zoning: OR-2

Requested Action: Special Hearing

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

On August 14, 1995, the Development Review Committee approved a requested refinement to the Second Amended Partial Development Plan for Rolling Wind Townhouses Phase 3. Pursuant to Section 1B01.3A.7.b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CMDP.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/11/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF OCT. 10, 1995.

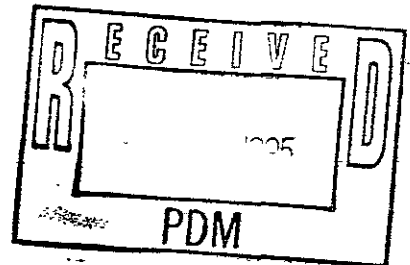
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 135, 136, 137, 138, 139,
140, 141, 142 AND 144. 6



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

10-10-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 139 (MSK)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#133 — MJK

1. No telephone number for legal owner.

#136 — JRA

1. No zoning on petition form.

#137 — JRA

1. Folder was not marked critical area.

#139 — MJK

1. Receipt was not given to petitioner or attorney; still in folder.
2. No address or telephone number for legal owner.
3. Petition says zoning is "O-2"; folder says "OR-2" - which is correct?

#140 — CAM

1. No telephone number for legal owner.
2. Petition says zoning is "DR55".

#141 — MJK

1. Need printed name and title of person signing for legal owner, along with power of attorney.
2. Need printed name and title of person signing for contract purchaser., along with power of attorney.

#142 — CAM

1. No review information on bottom of petition form.

#143 — JJS

1. Need title of person signing for legal owner, along with power of attorney.
2. Need telephone number for legal owner.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

M&H DEV. ENG. INC. NAME

ADDRESS

VINCENT MOSKYNAS, Pres.

200 E. JOPPA Rd. Towson, MD 21286

STEVE D. KAPLAN

502 SMITHERS AVE 21201

JOHN B. GOWEN

124 SUNDY AVE 21208



LOCATION

SHEET

BELMONT
AREA

N.W.
3-G

ROLLING

ROAD (G.R/W)

MLR

MC-931

OR-2

93-238-A

OR-2

OR-2

SITE

96-139-SPH

OR-2

LOCATION

SHEET

HEBBVILLE
BELMONT
AREA

#139

N.W.
3-H

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Powson, MD 21204

(410) 887-3353

August 31, 1994

D.S. Thaler and Associates, Inc.
7115 Ambassador Road
Baltimore, Maryland 21244

RE: Refinement
Rolling Wind Townhomes, Ph. III
(aka Sheffield Glen)
DRC Number 08154B Dist. 2C2

Dear Sir:

On August 29, 1994, the Development Review Committee (DRC) reviewed the plan on the above referenced project and determined it to be eligible as a refinement to the Amended Partial Development Plan under Section 26-121 of the Baltimore County Development Regulations. This exempts your development from having to obtain approval from either the Planning Board or the Hearing Officer; however, compliance with all agency comments is still required.

No review is necessary, however send ten plans to this office for signature.

If you have any questions, please feel free to call me at (410) 887-3353.

Sincerely,

A handwritten signature in cursive script that reads "Donald T. Rascoe".

DONALD T. RASCOE, MANAGER
Development Management

DTR:KAK:gw

PETITIONER'S
EXHIBIT 2

(Revised 04/09/93)

TO: PUTZENT PUBLISHING COMPANY
October 19, 1995 Issue - Jeffersonian

Please forward billing to:

Stuart D. Kaplow, Esq.
5125 Roland Avenue
Baltimore, MD 21210
435-5623

NOTICE OF HEARING

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Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-139-SPH (Item 139)
2 Hedges Path
(Rolling Wind Townhouses, Phase 3)
S/S Tudbury Road, 1640' NW of c/l Rolling Road
2nd Election District - 1st Councilmanic
Legal Owner: Questar Homes, Inc.

Special Hearing to approve the Second Amended Partial Development Plan for Rolling Wind Townhouses, Phase 3.

HEARING: MONDAY, NOVEMBER 13, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 12, 1995

NOTICE OF HEARING

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Legal Owner: Questar Homes, Inc.

Special Hearing to approve the Second Amended Partial Development Plan for Rolling Wind Townhouses, Phase 3.

HEARING: MONDAY, NOVEMBER 13, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Bel Jablon
Arnold Jablon
Director

cc: Stuart D. Kaplow

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 7, 1995

Stuart D. Kaplow, Esquire
5125 Roland Avenue
Baltimore, MD 21210

RE: Item No.: 139
Case No.: 96-139-SPH
Petitioner: Questar Homes, Inc.

Dear Mr. Kaplow:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 27, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
October 19, 1995

FROM: J. Lawrence Pilsbury
Development Coordinator, DEPRM

SUBJECT: Zoning Item #139 - Rolling Wind Townhomes
Zoning Advisory Committee Meeting of October 10, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Environmental Impact Review

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

JLP:BK:sp
ROLLING/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management
DATE: Oct. 18, 1995

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for October 16, 1995
Item No. 139

The Development Plans Review Division has reviewed the subject zoning item. The proposed points of access shall be 22 feet wide out-bound each.

RWB:ew

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM
DATE: October 11, 1995

FROM: Pat Keller, Director, OP

SUBJECT: 2 Hedges Path

INFORMATION:

Item Number: 139

Petitioner: Questar Homes, Inc.

Property Size: _____

Zoning: OR-2

Requested Action: Special Hearing

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

On August 14, 1995, the Development Review Committee approved a requested refinement to the Second Amended Partial Development Plan for Rolling Wind Townhouses Phase 3. Pursuant to Section 1801.3A.7.b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CMDP.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Verno*

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/11/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

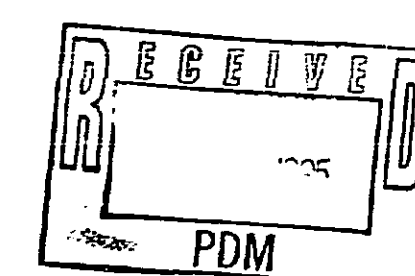
LOCATION: DISTRIBUTION MEETING OF OCT. 10, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 135, 136, 137, 138, 139, 140, 141, 142 AND 144.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4831, MS-1102F

cc: File

Printed on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

10-10-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 139 (19JK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION PROBLEMS

#133 --- MJK

1. No telephone number for legal owner.

#136 --- JRA

1. No zoning on petition form.

#137 --- JRA

1. Folder was not marked critical area.

#139 --- MJK

1. Receipt was not given to petitioner or attorney; still in folder.
2. No address or telephone number for legal owner.
3. Petition says zoning is "O-2"; folder says "OR-2" - which is correct?

#140 --- CAM

1. No telephone number for legal owner.
2. Petition says zoning is "DR55".

#141 --- MJK

1. Need printed name and title of person signing for legal owner, along with power of attorney.
2. Need printed name and title of person signing for contract purchaser., along with power of attorney.

#142 --- CAM

1. No review information on bottom of petition form.

#143 --- JJS

1. Need title of person signing for legal owner, along with power of attorney.
2. Need telephone number for legal owner.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

VINCENT MOSKYNAS, Pres.

200 E. JOPPA RD. TOWSON, MD 21206

STEVEN D. KIRBY

502 BALTIMORE AVE 21201

JOHN S. GOWIN

124 SUSSEX AVE 21208

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on Recycled Paper

149 27 '95 16:38 TO 301 653 6894 FROM G.L.S.
Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

August 31, 1994

(410) 887-3333

D.S. Thaler and Associates, Inc.
7115 Ambassador Road
Baltimore, Maryland 21244

RE: Refinement
Rolling Wind Townhomes, Ph. III
(aka Sheffield Glen)
DRC Number 081543 Dist. 2C2

Dear Sir:

On August 29, 1994, the Development Review Committee (DRC) reviewed the plan on the above referenced project and determined it to be eligible as a refinement to the Amended Partial Development Plan under Section 26-121 of the Baltimore County Development Regulations. This exempts your development from having to obtain approval from either the Planning Board or the Hearing Officer; however, compliance with all agency comments is still required.

No review is necessary, however send ten plans to this office for signature.

If you have any questions, please feel free to call me at (410) 887-3353.

Sincerely,

Donald T. Rascoe

DONALD T. RASCOE, MANAGER
Development Management

DTR:KAK

PETITIONER'S
EXHIBIT 2



